



Unique Land Acquisition Opportunity

Gillian Burnside

Sales Representative, Vice-President
D +1 613 862 5491
gillian.burnside@avisonyoung.com

Ron Milligan

Sales Representative, Vice-President
D +1 613 761 8139
ron.milligan@avisonyoung.com

James Pero

Sales Representative,
D +1 613 920 5607
james.pero@avisonyoung.com

Property information

For Sale

PIN #573170216 at Bev Shaw Parkway

ARNPRIOR, ON



Highlights

- Asking Price : \$7,995,000.00 (approx. \$800,000.00/acre)
- Zoning: MU-CE (Mixed Use-Commercial/Employment)
- Up to 10.244 acres of land
- Adjacent to Highway 417

The Opportunity

Well situated Mixed-Use commercial development land located along the HWY 417 directly off the White Lake Road exit in Arnprior, Ontario. The Property has over 1,250 feet of frontage along Bev Shaw Parkway Road which provides strong visibility and access for many types of commercial users.

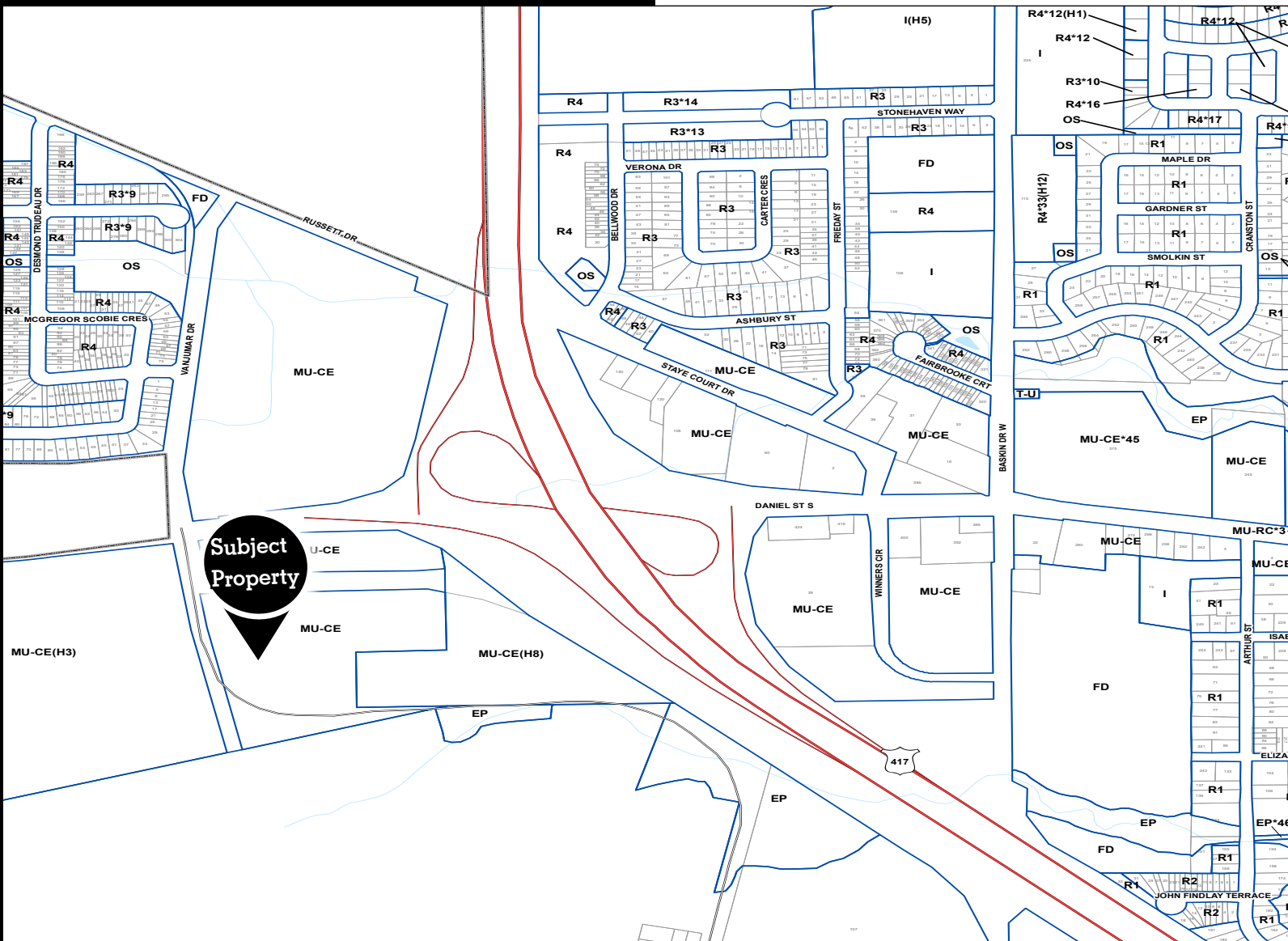
Zoning

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Permitted non-residential uses

- Accessory outdoor storage
- Business office
- Business service use
- Car wash
- Retail
- Commercial recreation use
- Commercial self storage use
- Contractors yard or shop
- Gas bar
- Hotel
- Industrial use
- Light equipment sales and rental use
- Motor vehicle body shop
- Motor vehicle repair garage
- Motor vehicle rental establishment
- Motor vehicle sales and rental establishment
- Warehouse

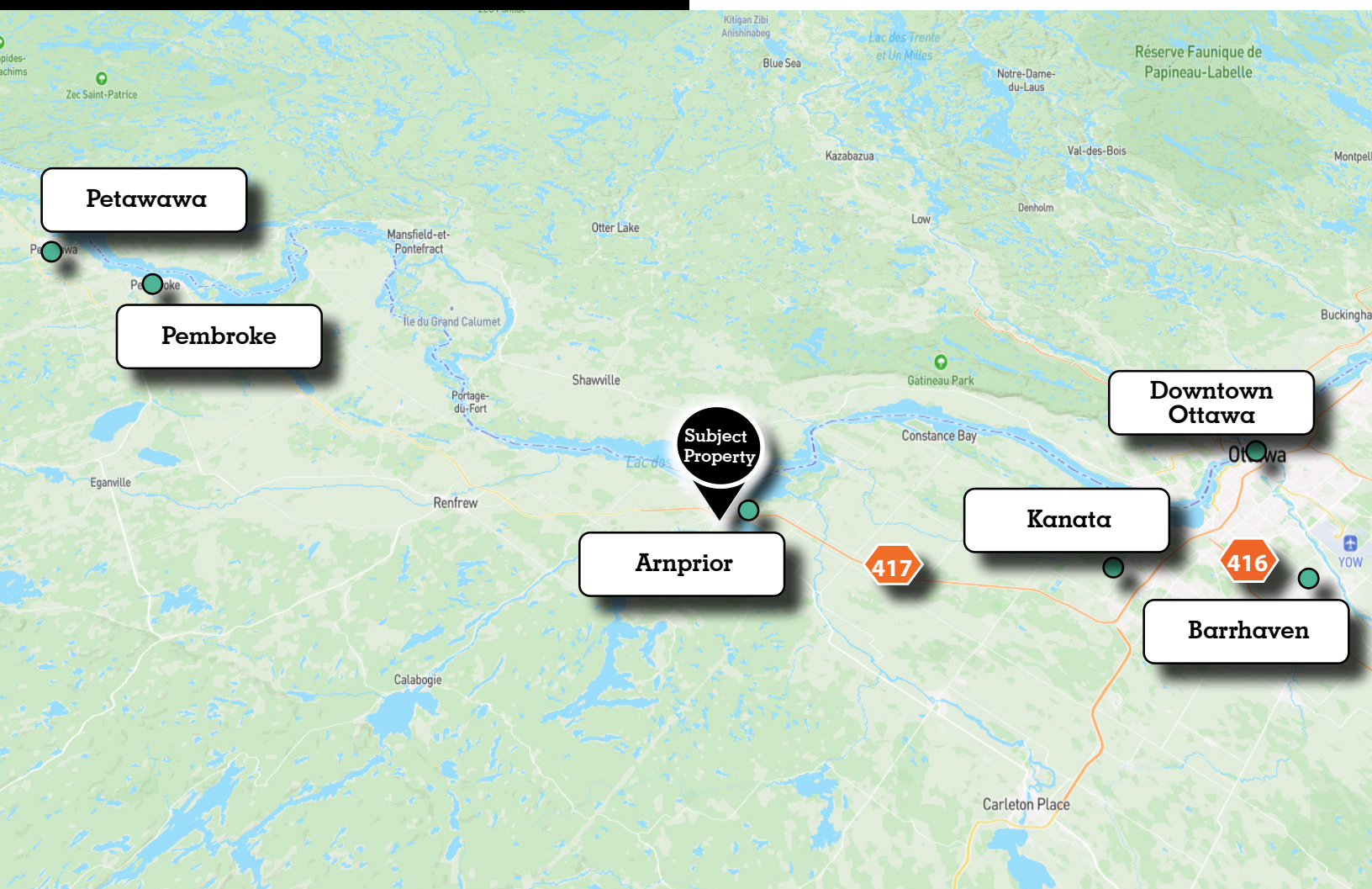
[Link to detailed permitted uses](#)

Location map

For Sale

PIN #573170216 at Bev Shaw Parkway

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Travel Distances

Downtown Ottawa	52 mins
Highway 417	2 mins
Kanata	31 mins
Barrhaven	46 mins

Highway 416	35 mins
Pembroke	1 hr
Petawawa	1h 9 mins

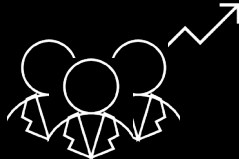
Demographics and Traffic Study

Within 5 km Radius



Total Population
(2023)

12,427



Average
Household Size

2.3



Average Household
Income

\$86,166.00



Average
Age

48.3



Day time
Employment

4,820



Annual Average Daily
Traffic (2021)

35,600

*Demographic data provided by CoStar Group.

The source of this data is library.mto.gov.on.ca.

Total distance is 6.4 km from OTTAWA RD 29 IC-180 - White Lake Rd. - End of HWY 417.

About Arnprior

The Town of Arnprior has enjoyed extensive growth in recent years. With many residential developments from notable builders nearing completion, demand for new commercial development provides opportunities that will add to the development profile in the region.

The Town of Arnprior is built around both the Madawaska and Ottawa Rivers, allowing for a beautiful rural community lifestyle with the features of Kanata and the broader City of Ottawa an easy 20-minute commute away. The Town has been proactive in its planning for growth, and the subject property has been well-considered from a planning perspective to accommodate this site.



Get more information

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Platinum member

